



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TTY: Contact Through Relay
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 57
Comm #: 53544-9999-02-A
BRRTS #: 03-25-241299
Site Name: Blanchardville Coop Oil
Site Address: 402 Commerce St, Hollandale, 53544
Site Manager: Jeff Ackerman
Address: 3911 Fish Hatchery Rd
City, State Zip: Fitchburg, WI 53711-5367
Phone: 608-275-3323
e-mail: jeff.ackerman@wisconsin.gov
Bid Manager: Ralph N. Smith
Address: P.O. Box 8044
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 261-6543
e-mail: ralph.smith@wisconsin.gov

Bid-Start Date:	October 13, 2008
Questions must be received by (See Section 2 (B)):	October 27, 2008, 4:00 PM
Responses will be posted by (See Section 2 (B)):	November 14, 2008
Bid-End Date and Time:	November 28, 2008, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Xer-Lith Printing, 131 W. Wilson Street, Madison, WI 53703

Phone: (608) 257-8900

Fax: (608) 257-8900

SECTION 2 – Site-Specific Bid Requirements

General Comments

The site has been used for petroleum storage since the 1930s. On December 6, 1999, a 1000 gallon unleaded gasoline UST was removed from the site. Soil contamination was documented at that time. Five ASTs were removed in August 2001. The ASTs ranged in size from 10,000 to 18,000 gallons and held gasoline, diesel fuel and fuel oil. In May 2001, four ASTs, ranging in size from 15,000 to 20,000 gallons were installed and are currently in use. Products being stored include unleaded and premium unleaded gasoline; premium diesel; #1 fuel oil; and low and high sulfur #2 fuel oil.

From the surface downward, the geology has been found to consist of:

- Up to four feet of locally-derived clayey fill material
- Four to eight feet of brown to dark gray sandy clay
- Roughly 10 feet of silty sand to coarse-grained sand
- Five to 25 feet of gray to brown to green sandy clay
- Dolomite bedrock, encountered at a depth of 37 feet

The reported depth to groundwater has ranged from two to thirteen feet, depending upon location and time of year. Flow is to the northeast, toward the west branch of Dodge Creek. Water elevations at the well nest show slightly (about 0.2 feet) higher levels in the piezometer.

Investigative work to date has included the installation of approximately 35 direct push or auger soil borings and seven water table wells and one piezometer. Contamination was documented in both soil and groundwater. There have been eleven rounds of groundwater monitoring. Free product has been documented in MW1 on several occasions but never more than 1-inch thick.

Contaminated groundwater may be moving off site through a gap in the existing monitoring well network.

No remedial activities have taken place on the site.

Minimum Remedial Requirements

Objectives: Evaluate plume stability and extent, by installing an additional well, finding or replacing a lost monitoring well, and evaluating groundwater chemistry for four quarters at select locations. Determine the need for land use controls to address the potential for vapor intrusion into future construction on the property.

1. Install one NR 141 water table monitoring well about eight feet east/southeast of geoprobe boring G-13. The well should be installed with a ten-foot screen with about seven feet of the screen below the water table. Soil samples are to be collected every 2.5 feet and logged using the Unified Soil Classification System (USCS). Develop the new well according to NR141. Prepare boring log, well construction form, and well development form, and submit these as part of the report.

2. Groundwater monitoring well MW-5 appears to be missing/destroyed. This well needs to be located and repaired, and/or properly abandoned, and/or replaced per NR 141. Location and repair costs for this well (MW-5) are not PECFA-eligible. Well abandonment and/or monitoring well replacement costs are PECFA-eligible. Well abandonment activities will be included with report. If proper abandonment of this missing/destroyed monitoring well is not possible, then a detailed conditional closure letter from DNR will potentially be required per NR 141 to obtain further case closure

approval consideration for this site per the NR 700 rule series. If MW-5 cannot be rehabilitated, install a replacement well in the vicinity of MW-5 (see contingency costs – bulletpoint two).

3. Survey the new wells, and re-survey MW-8, and MW-5 if it is not replaced, to the nearest 0.01 feet, relative to mean sea level, using a level-loop surveying method.
4. Collect four rounds of quarterly (period of one year) groundwater samples for PVOCs and naphthalene from wells MW-1, MW-2, P-3, MW-4, MW-5 (or MW-5R), MW-8, and the new monitoring well. Collect one set of samples from MW-6 and MW-7 for PVOCs and naphthalene during the last of the quarterly sampling rounds. Measure water levels in all wells during each sampling event. Determine the thickness of free product in any wells, if it is present (if LNAPL present, see contingency costs). Includes waste disposal, mob/demob, and per diem costs.
5. Evaluate the potential for petroleum vapor migration from soil into existing and possible future structures at the site. Assume a new building with an 8-foot deep basement in the vicinity of boring G-19. Determine the likely mass of soil with concentrations above soil screening levels for inhalation of vapors for carcinogens, and the target hazard quotient for non-carcinogens per NR 720.19. Provide a recommendation for further case closure consideration based on the site-specific residual contaminant levels (SSRCLs) of soil.
6. Prepare a report summarizing the drilling and sampling results, in general conformance with the reporting requirements of NR716. In addition to the standard items, the report must include the following:
 - All of the previous and new groundwater chemistry data on one table.
 - All of the previous and new groundwater level information on one table and prepare a hydrograph illustrating that information.
 - Two cross-sections, illustrating the boring and well depths, the well construction information, the geology, the water table and equipotential lines, and the contaminant distribution in soil and groundwater. The cross sections shall include one containing MW-7, G-3, B-10, G-6, MW-1, G-14, MW-8, G-18, and the new well, and one containing MW-6, G-9, G-13, the new well, G-15, the MW-4/P-3 nest, G-11, and MW-5.
 - Well abandonment activities and documentation.
 - An evaluation of the plume stability and recommendations for additional work or closure.
 - The evaluation of vapor migration potential and recommendations for additional work or closure.

Contingency Costs

- If free product/LNAPL is present, the DNR Project Manager and the Commerce Site reviewer may require, after review and prior approval, collection of initial LNAPL assessment parameters. These parameters are presented on pages 3-5 of Publication RR-787, "Assessment Guidance for Sites with Residual Weathered Product." Please be aware that laboratory availability may be limited. Additional shipping and sample preparation/disposal costs may apply. Costs provided are to include mob/demob, waste disposal, and per diem.

- Contingency costs for a replacement groundwater monitoring well installation (RMW-5), collect soil samples every 2.5 feet and log the soil samples according to USCS methods. Construct and develop the new well according to NR141. Prepare boring log, well construction, and well development forms, and submit these as part of the report. Cost includes all commodity and consultant costs, mob/demob, per diem, and waste disposal.
- For the purposes of the bid, bidders should include all closure-related costs including, but not limited to in the contingency costs bid total:
 - final well abandonment costs (includes mob/demob).
 - waste disposal
 - closure form and narrative
 - GIS packet and maintenance plan (if applicable)

On the bid response, provide a separate line item that provides the amount of the total bid cost that is associated with the closure-related costs. If closure is available following the work scope activities conducted, then the cost cap established by this bid will be modified by the amount of the closure-related costs upon review by DNR and the costs approval by Commerce.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the

disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.

10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: Blanchardville Coop Oil

COMMERCE #: 53544-9999-02

BRRTS #: 03-25-241299

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2760 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Blanchardville Coop Oil

COMMERCE #: 53544-9999-02

BRRTS #: 03-25-241299

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Installation of NR 141 compliant groundwater monitoring well as described in paragraph 1 of the bid document.	\$	
2	Well abandonment costs for groundwater monitoring well MW-5 as described in paragraph 2 of the bid document.	\$	
3	Surveying as described in paragraph 3 of the bid document.	\$	
4	Groundwater monitoring as described in paragraph 4 of the bid document.	\$	
5	Soil Site Specific Residual Contaminant Levels and risk assessment as described in paragraph 5 of the bid document.	\$	
6	Report preparation and submittal as described in paragraph 6 of the bid document.	\$	
7	Reporting and Regulatory Correspondence	\$	
8	PECFA Claim Preparation	\$	
9	Total Bid Amount	\$	
CONTINGENCY COSTS (Will be Approved and Added to the Bid Cap as Needed)			
•	Contingency costs for the LNAPL assessment parameters as described in the text of the bid.	\$	
•	Contingency costs to replace groundwater monitoring well MW-5 as described in the text of the bid.	\$	
•	Contingency costs for costs to closure as described in the text of the bid.	\$	